



250 STATE ST BROCKPORT, NY 14420

INDUSTRIAL PROPERTY
TRIPLE NET LEASE
FULLY LEASED

Ryan Jenkins
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OFFERING MEMORANDUM



EXCLUSIVELY *PRESENTED BY*



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 5912 N Burdick St,
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PROPERTY OVERVIEW

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EXECUTIVE SUMMARY

Located at 250 State Street in Brockport, New York, this fully leased 20,088-square-foot industrial property presents a strong investment opportunity with stable in-place income. Situated on 3.05 acres, the building was originally constructed in 1980 and renovated in 2022, offering updated functionality within a well-maintained footprint. The property features 14' clear heights and nine drive-in doors, providing exceptional flexibility for service, light manufacturing, warehouse, or fleet-oriented users. The expansive lot allows for ample parking, outdoor storage, and operational maneuverability, further enhancing tenant utility and long-term desirability.

Strategically positioned just minutes from Route 531 and Route 19, the property offers direct connectivity to I-490 and the greater Rochester MSA, while also benefiting from its proximity to the Village of Brockport and SUNY Brockport. This accessible, infill location within Monroe County's west-side industrial corridor supports strong regional labor access and continued tenant demand, positioning 250 State Street as a well-located, income-producing industrial asset with long-term upside.

THE OFFERING

Building SF	20,088
Year Built/Reno	1980/2022
Lot Size (Acres)	3.05
Parcel ID	069.13-5-13
Clear Height	14'
Drive Ins	9

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INVESTMENT HIGHLIGHTS



Prime Location & Accessibility: Minutes from Route 531 and Route 19 with direct access to I-490 and the greater Rochester MSA, offering efficient regional connectivity while benefiting from Brockport's established west-side industrial corridor.



Expansive Space: 3.05-acre site provides ample yard area for outdoor storage, fleet parking, equipment staging, and potential future expansion—rare land-to-building ratio for a 20,088 SF asset.



Strategic Features: Nine drive-in doors and 14' clear heights deliver exceptional operational flexibility, ideal for multi-tenant or service-oriented users requiring high vehicle throughput.



Industrial Infrastructure: Renovated in 2022, the property offers updated functionality within a proven industrial footprint, enhancing tenant retention and reducing near-term capital expenditure risk.



Zoning Advantage: Industrial zoning supports a wide range of warehouse, light manufacturing, service, and contractor uses, preserving long-term leasing flexibility and future adaptability.



FINANCIAL SUMMARY

	In Place	Year 1	Year 2	Year 3	Year 4	Year 5
GROSS REVENUE						
BASE RENTAL REVENUE	\$85,233	\$87,150	\$89,765	\$92,458	\$95,232	\$98,089
TAX & INS; MANGEMENT FEE	\$23,677	\$24,150	\$24,633	\$25,126	\$25,628	\$26,141
EFFECTIVE GROSS REVENUE	\$108,910	\$111,300	\$114,398	\$117,584	\$120,860	\$124,230
OPERATING EXPENSES						
PROPERTY TAX	\$18,254	\$18,619	\$18,991	\$19,371	\$19,758	\$20,154
INSURANCE	\$5,423	\$5,531	\$5,642	\$5,755	\$5,870	\$5,987
TOTAL OPERATING EXPENSES	\$23,677	\$24,150	\$24,633	\$25,126	\$25,628	\$26,141
NET OPERATING INCOME	\$85,233	\$87,150	\$89,765	\$92,458	\$95,232	\$98,089

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RENT ROLL

250 STATE ST RENT ROLL

UNIT	TENANT NAME	SQFT	Annual Rent	Annual Rent/SQFT	Lease From	Lease To
Space 1	Ameritrans Group, Inc.	20,088	\$85,233	\$4.24	03/21/2022	03/31/2032

TOTAL

20,088

\$85,233



TENANT SUMMARY

Ameritrans Group Inc.

Ameritrans Group Inc is an active interstate freight carrier based in Brockport, New York, specializing in refrigerated and general freight transportation across the United States. The company holds federal operating authority and provides long-haul, interstate property transport services, with a focus on transporting fresh and refrigerated food and other general freight using reefer trucks. Operations emphasize dependable, asset-based freight service with a commitment to meeting customer logistics needs.



LEASE OVERVIEW

Lease Type	Triple Net
Lease Commencement	03/21/2022
Lease Expiration	03/31/2032
Base Term Remaining	5 years
Rental Increase	3% annually
Tenant Purchase Rights	Option to Purchase

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ABOUT BROCKPORT, NY

Brockport is a strategically positioned Village in Monroe County, approximately 20 minutes west of Rochester, offering convenient access to Route 531, Route 19, and I-490. Its proximity to the greater Rochester MSA provides access to a deep regional labor pool while maintaining lower occupancy costs than core urban markets.

Anchored by SUNY Brockport and supported by established industrial corridors, Brockport offers a stable workforce base, strong regional connectivity, and available land—making it an attractive location for distribution, light manufacturing, and service-oriented industrial users seeking affordability with access.

POPULATION	1-MILE	3-MILE	5-MILE
2020 CENSUS	6,440	16,657	24,333
2024 POPULATION	6,628	17,210	24,638
2029 PROJECTION	6,586	17,116	24,403
HOUSEHOLD	1-MILE	3-MILE	5-MILE
2020 CENSUS	2,908	6,358	9,436
2024 HOUSEHOLDS	2,987	6,602	9,577
2029 PROJECTION	2,965	6,568	9,483
INCOME	1-MILE	3-MILE	5-MILE
AVG HOUSEHOLD INCOME	\$71,054	\$78,417	\$83,542

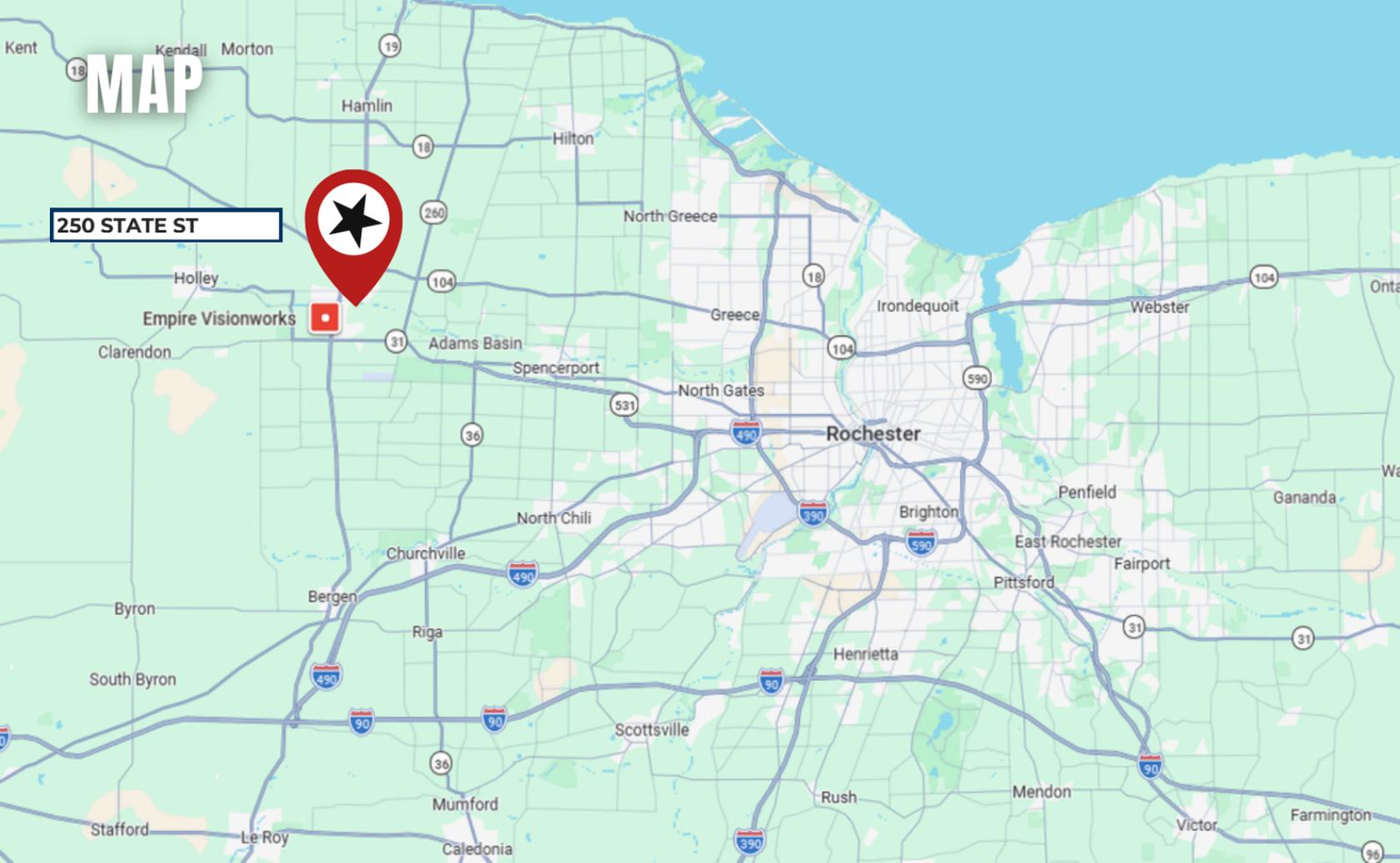


MAP

250 STATE ST



Empire Visionworks



250 STATE ST | BROCKPORT, NY 14420

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